

ZB# 81-24

Casey Mans

9-1-22

Public Hearing:

Nov. 23, 1981 -

✓ Notice to paper - 10/27/81.

CCPD to be notified.

File of T.C.

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

General Receipt

4781

Dec 8 19 81

Received of C. P. Mans \$ 50.00

Fifty and 00/100 DOLLARS

For Variance Fee # 81-24

DISTRIBUTION:

FUND	CODE	AMOUNT
50.00		
ck		

By Pauline H. Townsend cm.

Town Clerk

Title

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

~~10-27-81~~ 4.81-24
(Number)

10-27-81
(Date)

I. Applicant information:

- (a) C. P. Mans, 28 Windsor Highway, New Windsor, NY 12550
(Name, address and phone of Applicant)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) Paul Mele, P.C. - Engineer
(Name, address and phone of broker)

II. Application type:

- ☐ Use variance
- ☒ Area variance - Side Yard Variance
- ☐ Sign variance
- ☐ Special permit

III. Property information:

- (a) PI 28 Windsor Highway 100' by 700'
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? NC - R4
- (c) Is a pending sale or lease subject to ZBA approval of this application? N/A
- (d) When was property purchased by present owner? 1976
- (e) Has property been subdivided previously? No When? ----
- (f) Has property been subject of variance or special permit previously? sign only When? 1978

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

~~81-24~~ 81-24
(Number)

10-27-81
(Date)

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- (a) C. P. Mans, 28 Windsor Highway, New Windsor, NY 12550
(Name, address and phone of Applicant)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) Paul Mele, P.C. - Engineer
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- (c) Is a pending sale or lease subject to ZBA approval of this application? N/A
- (d) When was property purchased by present owner? 1976
- (e) Has property been subdivided previously? No When? ----
- (f) Has property been subject of variance or special permit previously? sign only When? 1978
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? No. If so, when -----
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. Normal display

☐ IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____, to allow

(Describe proposed use)

NOT APPLICABLE

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

☒ V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table Bulk Regs Column 7

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yard		
Reqd. Side Yards <u>15 / 40</u>	<u>17 / 11</u>	<u>12 Feet</u>
Reqd. Rear Yard		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Development Coverage* %	%	%
Floor Area Ratio**		

* Residential districts only

(Describe proposed use)

NOT APPLICABLE

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.



V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table Bulk Regs Column 7

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yard		
Reqd. Side Yards <u>15 / 40</u>	<u>17 / 11</u>	<u>12 Feet</u>
Reqd. Rear Yard		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Development Coverage* %	%	%
Floor Area Ratio**		

* Residential districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

Land utilization to improve safety conditions and prevent erosion on south side of property and rear of property.

Additional inside storage required.

☐ VI. Sign Variance: NOT APPLICABLE

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

NOT APPLICABLE

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

NOT APPLICABLE

Land utilization to improve safety conditions and prevent
erosion on south side of property and rear of property.
Additional inside storage required.

☐ VI. Sign Variance: NOT APPLICABLE

(a) Variance requested from New Windsor Zoning Local Law,
Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or</u> <u>Available</u>	<u>Variance</u> <u>Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

(b) Describe in detail the sign(s) for which you seek a
variance, and set forth your reasons for requiring
extra or oversize signs.

NOT APPLICABLE

(c) What is total area in square feet of all signs on premises including
signs on windows, face of building, and free-standing signs?

NOT APPLICABLE

☐ VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section _____, Table _____, Column _____.
- (b) Describe in detail the use and structures proposed for the special permit.

NOT APPLICABLE

☒ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

No screening needed; building located to rear of
existing structure. Property already fenced. Trees
already well grown.

☒ IX. Attachments required:

N/A Copy of letter of referral from Building and Zoning Inspector.

X Copy of ^{deed} ~~contract of sale~~ lease or franchise agreement.

X Copy of tax map showing adjacent properties

X Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.

N/A Copy(ies) of sign(s) with dimensions.

- (b) Describe in detail the use and structures proposed for the special permit.

NOT APPLICABLE

☒ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

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X Copy of tax map showing adjacent properties

X Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.

N/A Copy(ies) of sign(s) with dimensions.

X Check in amount of \$ 50.00 payable to Town of New Windsor.

Photos of existing premises which show all present signs and landscaping.

All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.


N/A Other

X. AFFIDAVIT

Date October 27, 1981

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:
)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.


(Applicant)
C. P. MANS

Sworn to before me this

27th day of October, 19 81.

RAYMOND H. BRADFORD
Notary Public, State of New York
Qualified in Orange County
My Commission Expires March 30, 1982

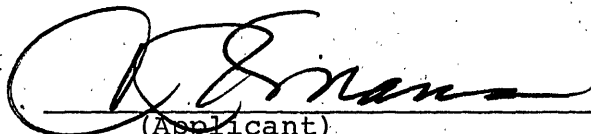
XI. ZBA Action:

- (a) Public Hearing date _____
- (b) Variance is _____
Special Permit is _____
- (c) Conditions and safeguards:

A FORMAL DECISION WILL FOLLOW

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

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Notary Public, State of New York
Qualified in Orange County
My Commission Expires March 30, 19 82

XI. ZBA Action:

(a) Public Hearing date _____

(b) Variance is _____

Special Permit is _____

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

NEW WINDSOR ZONING BOARD OF APPEALS

-----x
In the Matter of the Application of

C. P. MANS,

DECISION GRANTING
VARIANCE (AREA)

81-24 .
-----x

WHEREAS, C. P. MANS of 28 Windsor Highway,
New Windsor, New York, (PI zone), has made application before the
Zoning Board of Appeals for area variance for the purposes of:
construction of warehouse to the rear of property located on Route 32 ;
and

WHEREAS, a public hearing was held on the 23rd day of
November, 1981 before the Zoning Board of Appeals at the Town Hall,
New Windsor, New York; and

WHEREAS, the applicant appeared with his attorney, Raymond
Bradford, Esq., 425 Robinson Avenue, Newburgh, N.Y. ; and

WHEREAS, the application was unopposed ; and

WHEREAS, the Zoning Board of Appeals of the Town of New
Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents
and businesses as prescribed by law and published in The Sentinel, also
as required by law.

2. The evidence shows: that applicant intends to construct
an addition to his existing motorcycle agency, but lacks sufficient
sideyard for a total of 12 ft.

3. The evidence shows: that there is no objection from the
neighboring property owners which will be immediately affected.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted.

2. The proposed variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

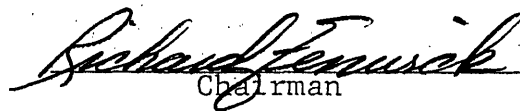
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grant a 12 ft. sideyard variance as applied for and
in accordance with plans submitted at the public hearing.

BE IT FURTHER,

RESOLVED that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: January 25, 1982.


Chairman

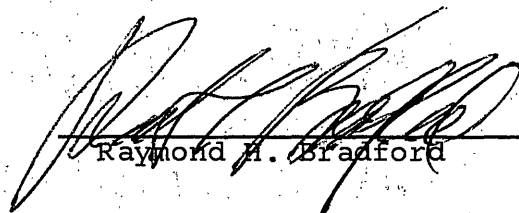
TO: ZONING BOARD OF APPEALS
NEW WINDSOR, NEW YORK

AFFIDAVIT OF
PUBLICATION

RE: C.P. MANS
SIDE YARD VARIANCE

THIS IS TO CERTIFY that the attached public notice of hearing on the C. P. Mans application was duly published in the Sentinel in New Windsor, New York on November 5, 1981 as shown in a copy of the paid bill and the copy of the cancelled check attached hereto.

Dated: November 23, 1981



Raymond A. Bradford

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-33A of the
Zoning Ordinance on the following proposition:

Appeal No. _____

Request of C. P. MANS

for a VARIANCE FOR ONE SIDE YARD

of the regulations of the Zoning Ordinance to
permit construction of additional building

to the rear of existing building

being a VARIANCE of

Section 48-12 - Table of Bulk Regs. - Col. 7

for property situated as follows:

28 Windsor Highway, Town of New Windsor,

New York.

SAID HEARING will take place on the 23rd day of
November _____, 1981, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, New York, beginning at
7:30 o'clock P.M.

RICHARD FENWICK
Chairman

PHONE: (914) 562-1218

THE SENTINEL

P.O. BOX 406
VAILS GATE, N.Y. 12584

Raymond A. Burdick
425 Wisconsin Ave
Newburgh, N.Y. 12550

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE \$.

[illegible]

**PAY LAST AMOUNT
IN BALANCE COLUMN**

THE SENTINEL
Vails Gate, N.Y. 12584

RAYMOND H. BRADFORD
ATTORNEY-AT-LAW
425 ROBINSON AVENUE
NEWBURGH, NEW YORK 12550

REMITTANCE ADVICE

50-174
219

2876

PAY

Nice ref. 57

CHECK NO.	TO THE ORDER OF	DATE	REFERENCE
2876	The Sentinel	11/16/31	8334-

- DOLLARS

CHECK AMOUNT

952

ADDRESS

HIGHLAND NATIONAL BANK OF NEWBURGH
385 BROADWAY OFFICE -- NEWBURGH, NEW YORK

RAYMOND H. BRADFORD

AUTH. SIG

1:0219017481: 11001 0367 51101

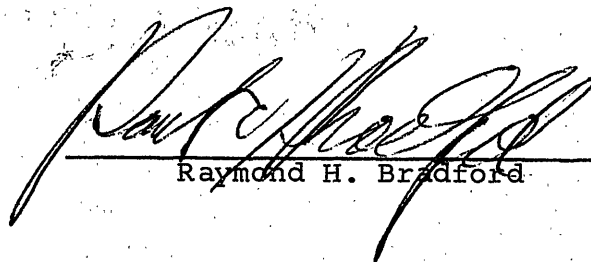
TO: ZONING BOARD OF APPEALS
NEW WINDSOR, NEW YORK

RE: C.P. MANS
SIDE YARD VARIANCE

THIS IS TO CERTIFY that the attached list furnished to me by the Assessor of the Town of New Windsor under date of October 29, 1981 was used to send out certified mail, return receipt request enclosing copies of the Notice of Hearing.

All these were duly mailed and return receipt cards have been received on all of them except for Harry S. & Millie B. Gasking, Anthony & Veronica Monti, Angel M. & Nellie A. Padilla, and Abraham L. Teneyck & Frederick Porteous.

Dated: November 23, 1981



Raymond H. Bradford



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor
Paula King
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

October 29, 1981

Raymond H. Bradford
Attorney at Law
425 Robinson Ave.
Newburgh, N.Y.

Re: 9-1-22

Dear Mr. Bradford:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$25.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

PAULA SARVIS
ASSESSOR
TOWN OF NEW WINDSOR



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor

Paula King

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

22

K W G Realty Corp. ✓
PO Box 2628
Newburgh, N.Y. 12550

Tomlin Holding Corp. ✓
8 Susan Drive
Newburgh, N.Y. 12550

Triangle Pacific Corp. ✓
16803 Dallas Parkway ✓
Dallas Texas 75248

Cornwall Paper Mills Co. ✓
RD4, Forge Hill Road ✓
New Windsor, N.Y. 12550

Provan Leasing Corp. ✓
210 Mill Street ✓
Newburgh, N.Y. 12550

Thompson Charles I & ✓
Weston William K ✓
c/o Heights Lumber Co.
3 Windsor Highway
New Windsor, N.Y. 12550

Monti Frank & Joseph Jr. ✓
54 Windsor Highway ✓
New Windsor, N.Y. 12550

Monti Anthony & Veronica
MD42 Fern Ave. ✓
New Windsor, N.Y. 12550

Lease John Jr. & Frances K ✓
313 Broadway ✓
Newburgh, N.Y. 12550

Gasking Harry S & Millie B
MD23 Fern Ave.
New Windsor, N.Y. 12550

Mc Gowan Christopher & Fescue Mary B
MD 33 Fern Ave.
New Windsor, N.Y. 12550

Kennedy Thomas A & Helen I ✓
MD33 Fern Ave. ✓
New Windsor, N.Y. 12550

Scott John A & Alice ✓
32 Windsor Highway ✓
New Windsor, N.Y. 12550

Milalco Emil J & Helen ✓
4 Fern Ave. ✓
New Windsor, N.Y. 12550

Teneyck Abraham L & Porteous Frederic
6 Fern Ave.
New Windsor, N.Y. 12550

Fitzgerald Patrick & Bridget
Fern Ave. ✓
New Windsor, N.Y. 12550

Garzione Patrick & Rose M
398 First Street ✓
Newburgh, N.Y. 12550

Padilla Angel M & Nellie A
38 Windsor Highway
New Windsor, N.Y. 12550



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor

Paula King

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

Schaffer William S & Richard A
c/o Mid Hudson Oxygen Co. ✓
Walsh Road MD 23
New Windsor, N.Y. 12550

Mc Kible Fred & Joel ✓
42 Windsor Highway
New Windsor, N.Y. 12550

Consolidated Rail Corp. ✓
Property Tax Dept.
PO Box 8499
Philadelphia Pa. 19101

Central Hudson Gas & Electric Corp. ✓
c/o Tax Agent
284 South Ave.
Poughkeepsie, N.Y. 12602

RAYMOND H. BRADFORD
COUNSELLOR AT LAW
125 ROBINSON AT NORTH
NEWBURGH, NEW YORK 12550
(914) 581-2787

*Rec'd & filed -
11/23/81.*

November 19, 1981

Orange County Planning Dept.
County of Orange
Goshen, New York 10924

Re: Application of Clarence P. Mans
For - One side yard variance
My File No. 9382

Gentlemen:

Enclosed herewith copy of proposed application
of Clarence P. Mans for one side yard variance on property
to the rear of his Honda property some 900 feet from the
highway only for a side yard variance.

In my opinion, since this property has already
been used by Mr. Mans as a motorcycle sales and service
facility and since it is so far from the highway and since
you had previously, many years ago, ok'd the construction
of the showroom which fronts Rt. 32 and the Town of New
Windsor gave the necessary permits I doubt if you are
concerned with the one side yard variance request.

However, this is submitted to you for your comments,
if any.

Very truly yours,

Raymond H. Bradford
Raymond H. Bradford

RHB/dsc
Encl.

ZONING BOARD OF APPEALS

November 23, 1981

Agenda: 7:30 Roll call

Motion to accept the minutes of the 11/9/81 meeting
as written.

PRELIMINARY MEETINGS:

1. MOBIL OIL CORP. - Mr. James L. Goodno, Sr. Real Estate Representative, present requesting area variance for frontyard at Mobil location - Vails Gate - to construct island canopy. C zone.
81-28.
2. CHESTER SAWYER - Request for use variance to allow temporary parking of large trucks on South Jackson Avenue in an R-4 zone. Commercial vehicles exceeding 25 ft. in length not permitted in residential zone. Section 48-16F(1).
81-29

PUBLIC HEARINGS:

7:30 p.m. - Matter of CASEY MANS applying for sideyard variance for construction of warehouse to the rear of property located on Route 32 (Honda agency). Revised plan submitted. Raymond H. Bradford, Esq. representing Mr. Mans. PI (Planned Industrial) zone.

Matter of GERALDINE NICOLSI of 330 Nina Street requesting a use variance for beauty shop in her home. R-4 zone. Use not permitted.

Pat 565-8550 (o)
562-7107 (h)

Chris & Mary McGowan
Fern Avenue
New Windsor, NY 12550

November 20, 1981

*Rec'd & filed
11/23/81*

Town of New Windsor
Zoning & Planning Dept.
555 Union Avenue
New Windsor, NY 12550

ATTN: Richard Fenwick, Chairman

Dear Mr. Fenwick:

I am writing this letter in response to your notice for a variance for the property known as 28 Windsor Highway owned by C. P. Mans. I will be out of town at the time of the hearing and therefore would like to express my opposition to any variance.

As we are already having problems with noise and trash burning we feel that any further construction would only lead to more cluttering of garbage and noise thereby lowering the value of our property and causing undue stress to our family.

Please contact me with any progress or future meeting dates. Thank you for your time and considerations.

Respectfully,

Chris McGowan

Chris McGowan

Mary McGowan

Mary McGowan

CC: Gerry Orsini

RECEIVED
ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR

NOV 23 1981

BY: *Patricia Delis*

BROKERS

JOHN J. LEASE, SR.
JOHN J. LEASE, JR.
RICHARD F. LEASE

John J. Lease

REALTORS

313 BROADWAY

P. O. Box 2577

NEWBURGH, N. Y. 12550

914 - 565-2800



REALTOR®

ESTABLISHED 1936

SALES

APPRAISING

MORTGAGE LOANS

November 20, 1981

Recd filed 11/23/81

Mr. Richard Fenwick - Chairman
Zoning Board of Appeals
Town Hall
555 Union Avenue
New Windsor, N. Y. 12550

RE: MANS VARIANCE

Dear Mr. Fenwick:

I have been informed by Casey Mans and his attorney, Raymond Bradford, that the proposed building by Mans does not require a set-back variance along his southerly line and my northerly Fern Avenue property.

If this is so, I do not object to the construction of this building.

Very truly yours

JOHN J. LEASE REALTORS

John J. Lease, Jr.

John J. Lease, Jr.
JJL/ml

RECEIVED
ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR

NOV 23 1981

BY: *Patricia Delio*

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
FROM: ZONING BOARD OF APPEALS
SUBJECT: PUBLIC HEARINGS SCHEDULED FOR 11/23/81
DATE: November 19, 1981

Please be advised that there are two (2) public hearings scheduled to be heard before the Zoning Board of Appeals on November 23, 1981:

C.P. MANS - Application for Area Variance

GERALDINE NICOLSI - Application for
Use Variance

I have attached hereto copies of the pertinent applications together with public hearing notices which were published in The Sentinel.

Pat

/pd

Attachments

cc: Building/Zoning Inspector



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

file

July 28, 1981

C. P. MANS
28 Windsor Highway
New Windsor, N.Y. 12550

Dear Mr. Mans:

In response to your recent request of our Chairman, Richard Fenwick, that the members of the Zoning Board of Appeals visit the site of your proposed variance, this will advise you that such a procedure would be highly irregular.

If you wish to reapply for the variance which you previously requested, you may do so by following the same procedures which you followed in your first application. If, after you have made formal application, the members of the Board deem it advisable to view the site in question, they may do so. Such a visit may only take place after you have made formal application and it is entirely within the discretion of each individual Board member whether or not he wishes to make such a visit.

I must ask you to refrain from contacting members of the Zoning Board of Appeals outside of the formal application process. It is important to the public trust placed in the Zoning Board that there be not even the slightest appearance of favoritism or impropriety and I ask your cooperation in refraining from contacting individual Board members with respect to this matter.

Thank you.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Andrew S. Krieger".

ANDREW S. KRIEGER
Attorney for the ZBA

ASK:pd

cc: ZBA members

Pat

10-27-81

561-2727

Fairy Board stayed

Money for ~~the~~

11-23-81

Here in 3 copies

of application, check for

\$50 — and copies of Notice

for Paper.

Everett Smith
496-6957

Since you were away

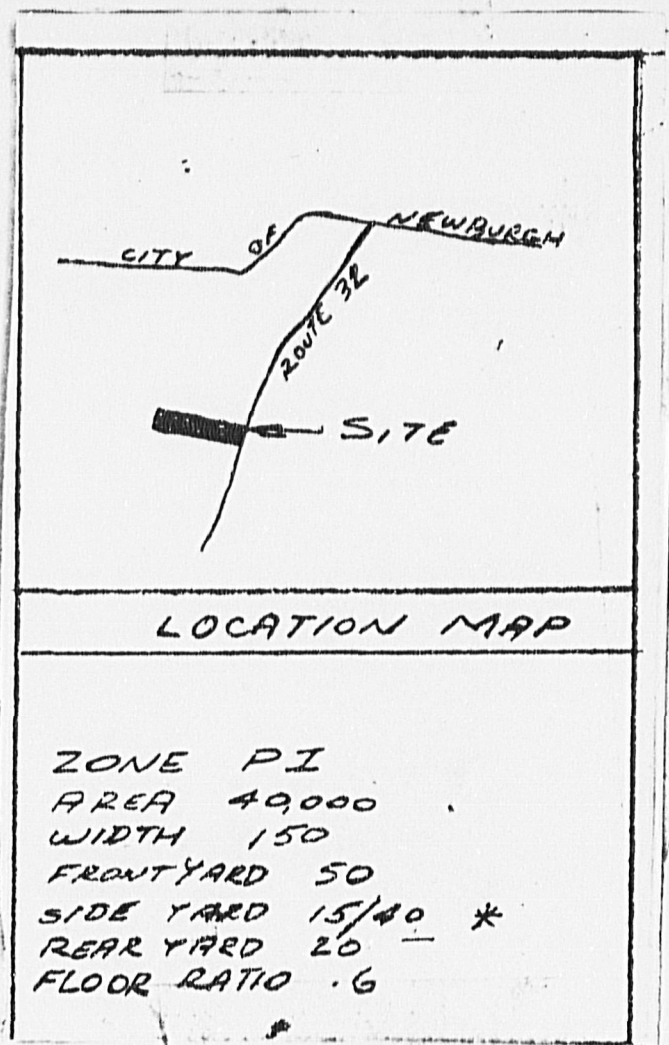
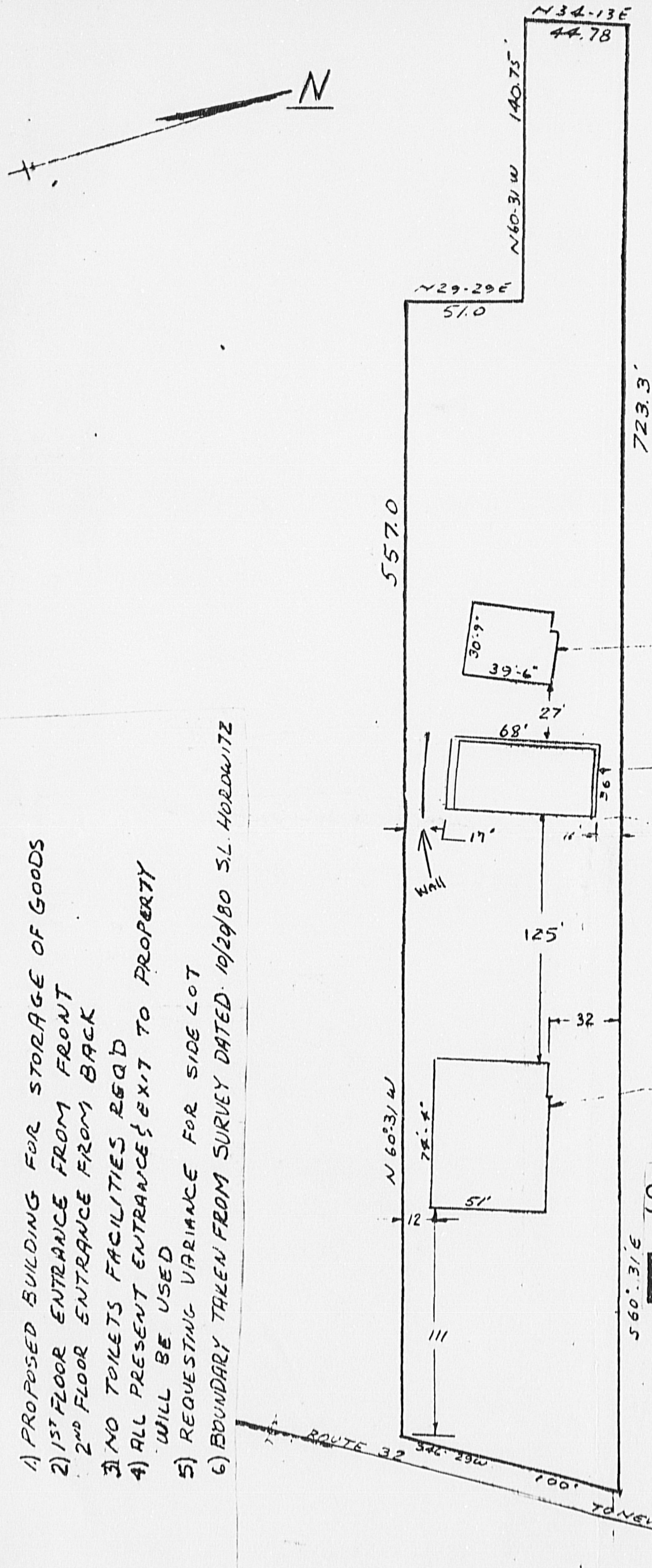
I took liberty of putting

it in Section 1.

They will probably call you
tomorrow.

Ray Phelps

- NOTES
- 1) PROPOSED BUILDING FOR STORAGE OF GOODS
 - 2) 1ST FLOOR ENTRANCE FROM FRONT
 - 3) 2ND FLOOR ENTRANCE FROM BACK
 - 4) NO TOILETS FACILITIES REQ'D
 - 5) ALL PRESENT ENTRANCES EXIT TO PROPERTY WILL BE USED
 - 6) REQUESTING VARIANCE FOR SIDE LOT
 - 7) BOUNDARY TAKEN FROM SURVEY DATED 10/29/80 S.L. HORDOWITZ



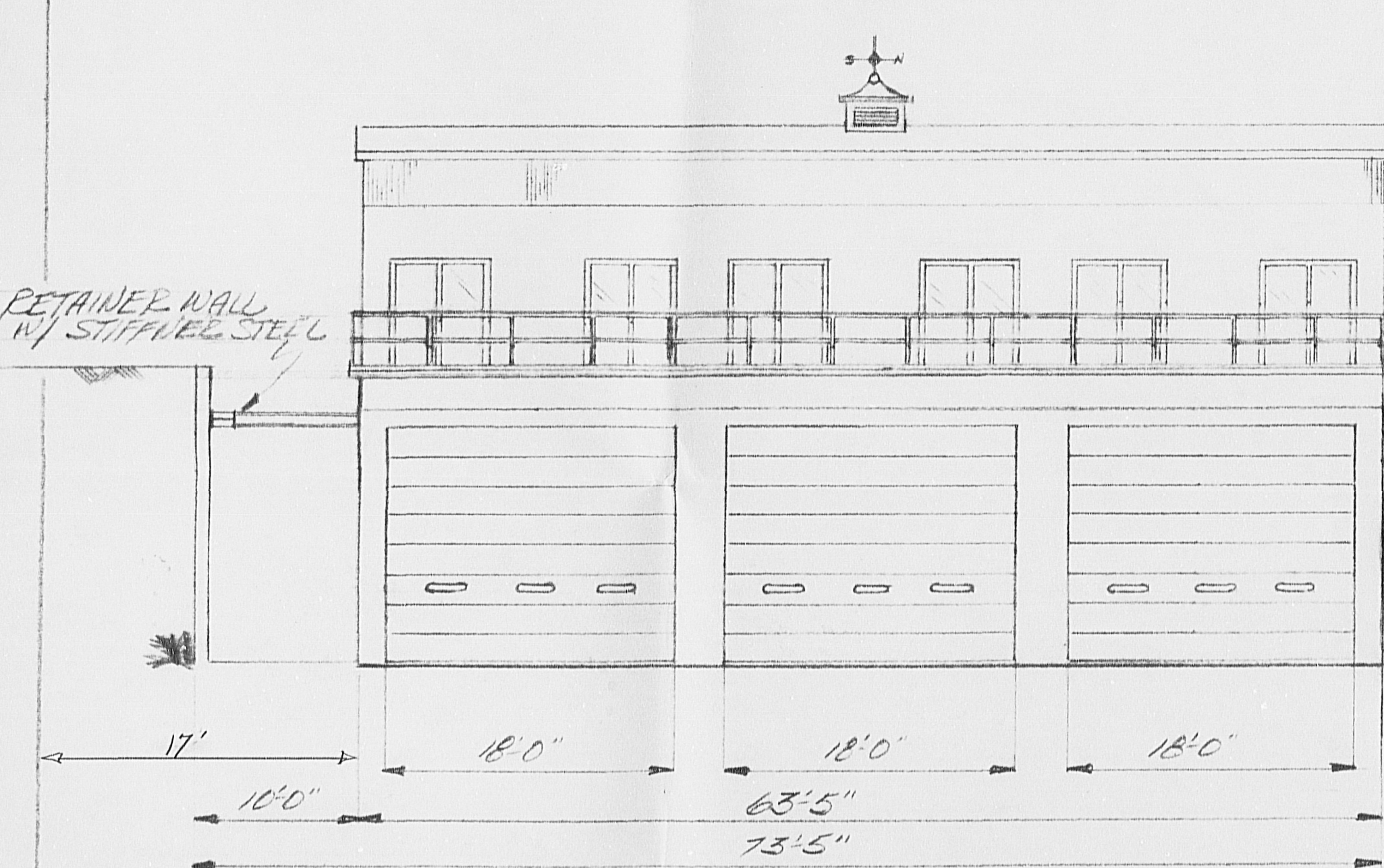
SITE PLAN PROPOSED

MAN'S BROS.

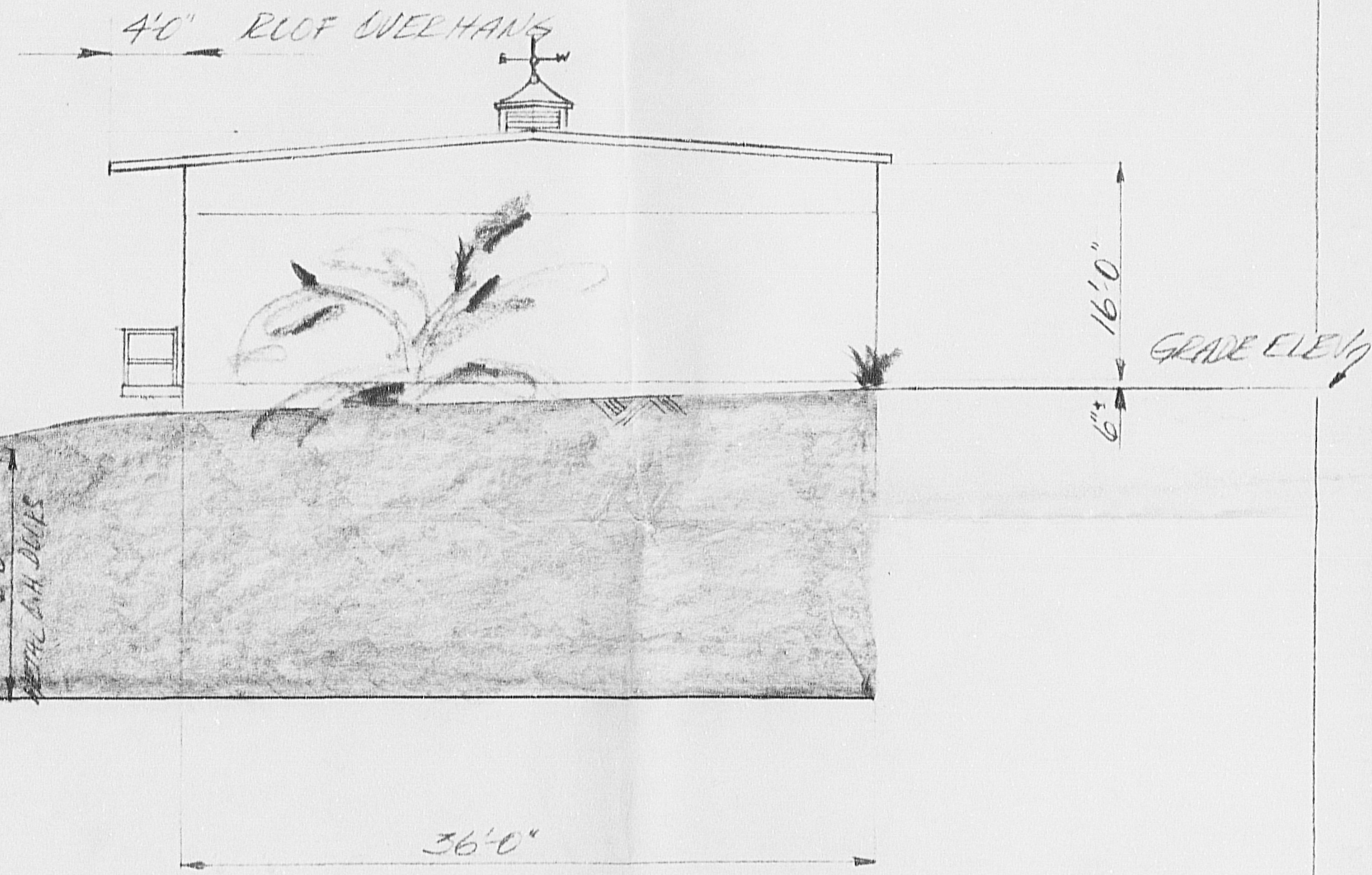
NEW WINDSOR N.Y.

PRELIMINARY SKETCH

PHASE # 3



ELEVATION
(EAST FACE VIEW)
SCALE 1/8" = 1'-0"



ELEVATION
(NORTH FACE VIEW)

REVISION #2 7 NOV 1981
REMOVED SLAB FACING FROM
SOUTH END FOUNDATION
ADDED STIFFENED STEEL TO RETAINER
WALL OF EXISTING FOUNDATION
RAISED GRADE ELEVATION AT NORTH-EAST
CORNER

REVISION #1 6 OCT 1981
ADDED BALCONY (CONT. N2) 0
EXTEND ROOF OVERHANG EAST FACE ELEV
ADDED VISION LITES IN D.H. DOORS
ADDED 6'-0" X 7'-0" SLIDING GLASS DOORS (E FACE)
ELIMINATED RIDG OVERHANG ABOVE FOUNDATION
BIDG NORTH FACE DIMENSION CHANGED TO 36'-0"

ASTETICS
PALM
TREE & SHRUBS

PROJECT DATA	
ELEVATIONS	
PHASE #2 & 3	
FOR: HANNS BEOS RV & AUTO CENTER	
DATE: 11/5	DATE: 26 JUNE 81
IRV SCHRODER & SONS, INC.	
P. O. BOX 300	
SPOTSVILLE, N. Y. 13152	
DATE: 6	E-1

26 JUNE 81

81-24